



LEESBURG LAUNCH PAD

Use Limitations for Home Based Businesses

The Town of Leesburg allows certain uses to be conducted as home based businesses or home occupations. The purpose of these regulations is to ensure that home occupations are compatible with their surroundings, to preserve the character of residential neighborhoods and to prevent excessive noise, traffic, safety hazards and other impacts to the quality of life our residents enjoy. A listing of use limitations for home based businesses is listed below. Have a question? [Click here to have a staff member contact you!](#)

Home Based Business Use Limitations

Location— A home occupation must be conducted entirely within the actual home of the business owner or in any accessory structure on the property which is related to the residential. Additionally, no home occupation requiring water and/or sewer (other than an artist and sculptor) may be conducted within an accessory structure other than the main home structure.

Merchandise Sales & Storage— No storage or display of goods shall be visible from outside the structure. In addition, no direct sales or products on display shelves or racks is permitted, but orders may be made by telephone or at a sales party on the premises.

Exterior Alterations— No alterations to the exterior appearance of the principal residential structure, any accessory structure, or premises shall be made which changes the residential character of the property except that one (1) transmission antenna not to exceed five feet (5') in height, including the mounting apparatus, may be erected on the roof of the principal structure in the case of a high-speed internet access provider. Freestanding antennas and panel antennas are not permitted. The width of the antenna shall be no more than two inches (2").

Heavy Equipment and Toxic Materials Use or Storage— No use or storage of heavy vehicles or heavy equipment is permitted. Furthermore, no toxic, explosive, flammable, combustible, corrosive, radioactive or other dangerous or hazardous materials may be used or stored on the site.

Limitation of Floor Area— Home occupations are not permitted to comprise more than twenty-five (25%) percent of the gross floor area of the residence and nor more than four hundred (400) square feet of a permitted accessory structure, except that artists may use up to 700 square feet of gross floor area.

Employees— Members of the family occupying such residence may be employed on the premises in connection with the home occupation. One employee, other than family members occupying the residence may be permitted to work on site if provided with one additional off-street parking space.

Level of Activity— The use of the home for a home occupation must be clearly incidental and subordinate to its use for residential purposes by its occupants. The Zoning Administrator may add a condition to the permit to limit the number of business-related visitors per day and/or the frequency of product or materials deliveries.

Traffic, Parking— No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood. Any need for parking generated by the home business is required to be on-site and shall be done in a manner which protects the residential character of the area and the visual appearance of the residence.

Equipment Processes— No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the premises. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises.

Signs— No signs accessory to such home occupation shall be displayed except as otherwise permitted or authorized by Town regulations.

Licenses, Permits— A home occupation shall comply with all applicable Town laws and regulations, including the need to obtain applicable business licenses and permits. In addition, home occupations shall comply with all applicable County, State or Federal regulations governing the activity.